

**AMERICAN
LEGACY**
LAND CO

FOR SALE

SPACIOUS ACREAGE

Lincoln County, NE

6 +/- Acres

OFFERED AT:

\$338,000

ABOUT THIS PROPERTY:

34021 Bailey Rd is a charming acreage brimming with potential, perfect for horse enthusiasts and those seeking a peaceful rural lifestyle. This property offers an excellent opportunity to create your ideal country retreat with a bit of TLC. Just 2 miles from the picturesque Jeffery Reservoir, this property provides easy access to outdoor activities like fishing, boating, and picnicking. The home includes three bedrooms and three bathrooms, offering a comfortable living space. The large covered patio is perfect for relaxing and enjoying the peaceful surroundings, with plenty of room for entertaining guests.



More About this Property:

Equipped with two barns and multiple outbuildings, this property provides ample storage and workspace. These facilities offer great potential for customization and improvement to suit your specific requirements. This property is a great investment for those looking to add their personal touch. With some updates and renovations, you can transform this acreage into a stunning rural haven without breaking the bank. This home on Bailey Rd offers a unique opportunity to embrace country living and develop a property that meets your vision. Ideal for horse enthusiasts and those looking to enjoy a quiet, peaceful lifestyle, this acreage has great potential and is ready for your creative ideas.

Legal Description: PT. S1/2SE1/4 2-11-27 6.06 A. 34021 EAST BAILEY RD

Address: 34021 Bailey Rd, Brady, NE

Taxes: \$2,163.20

Income Potential: Horse or Livestock facility rental, rental, or AirBNB

FEATURES:

- 6 +/- acres
- 3 bed / 3 bath house
- 2 barns
- Several outbuildings
- Peaceful and well shaded

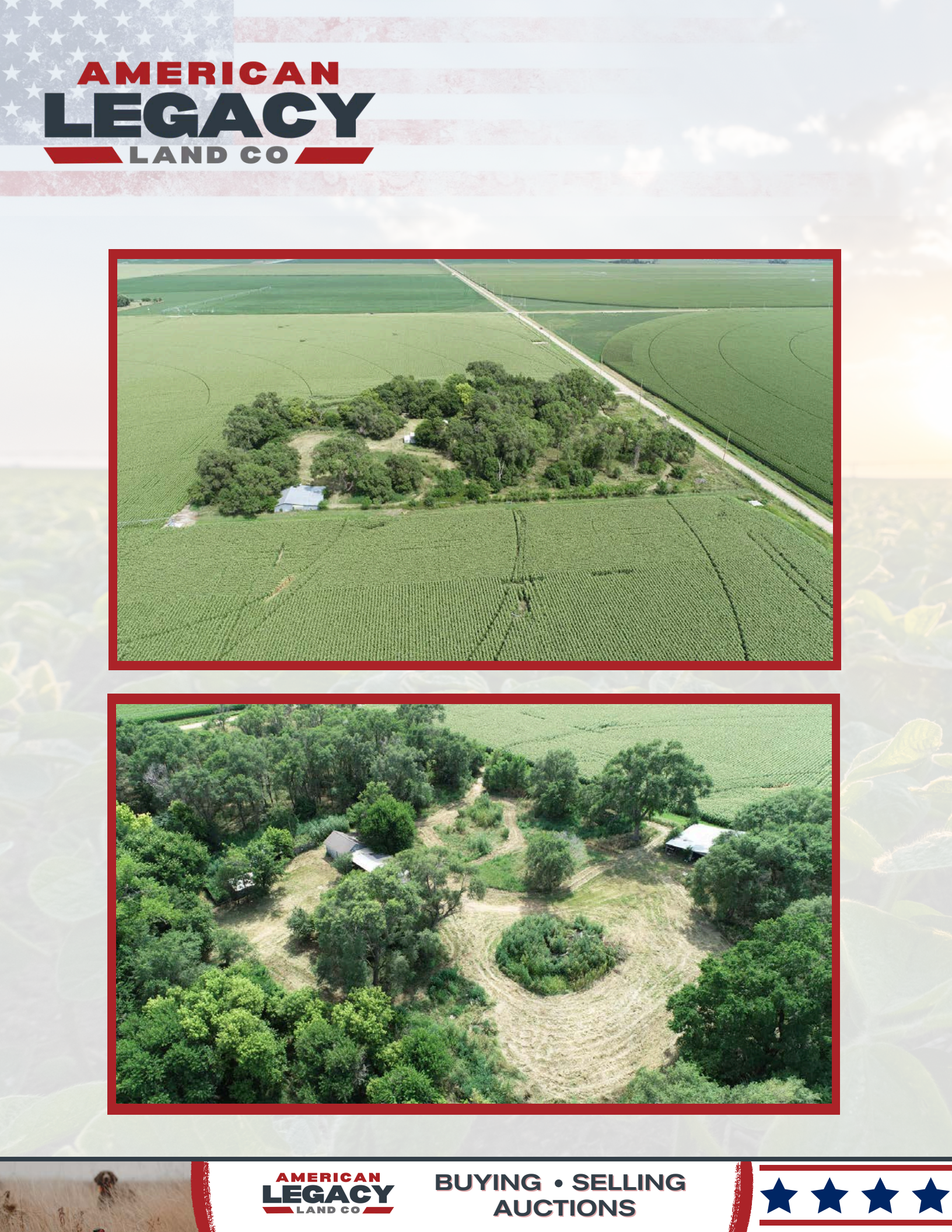
**LINCOLN COUNTY,
NEBRASKA**



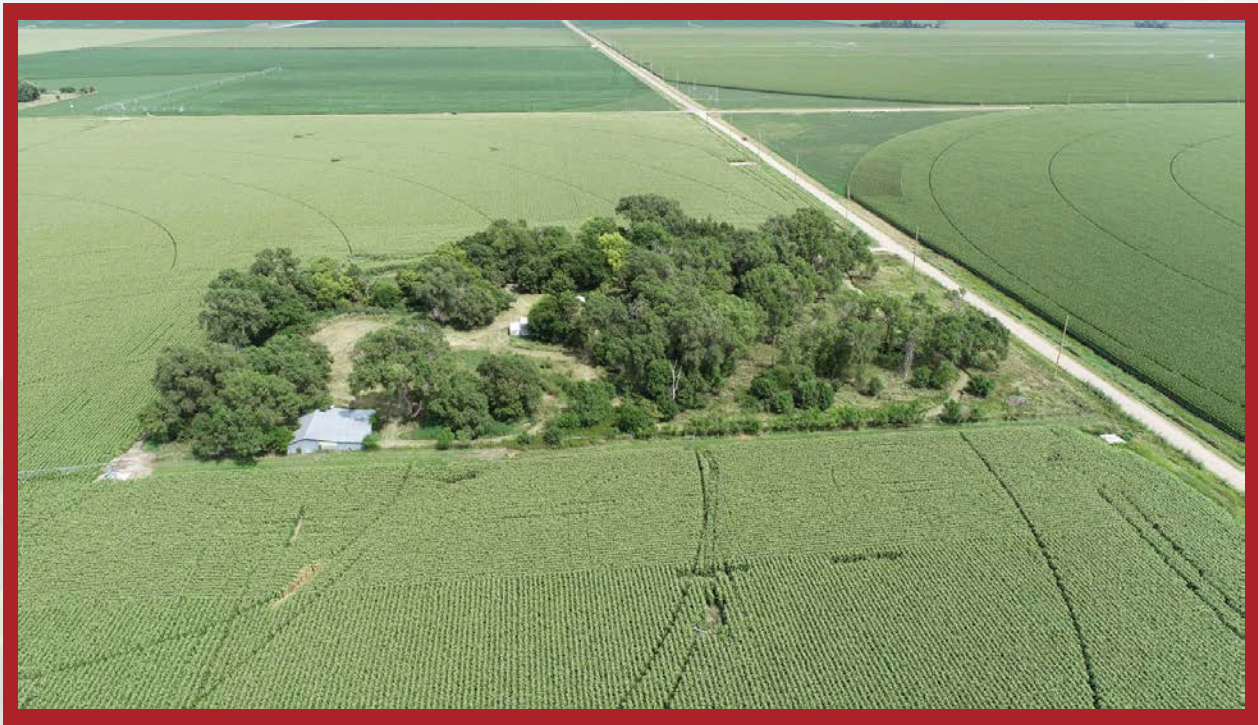
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HUNTING • DEVELOPMENT**







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**COMMITTED • DETERMINED
TRUSTED**







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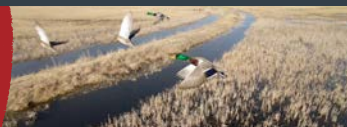






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About the Agent:

I'm Koby Rickertsen, and my story is deeply rooted in farmland, having been brought up on the family farm in Nebraska's Lincoln and Dawson Counties. My journey into agriculture started early, with my father enrolling my brother, two cousins, and me in an agronomy class when we were barely 10 years old. This early exposure made me an "agronomist" before it was trendy, and I earned \$1.00 per hour as a field scout. After high school, I served 13 years in the US Navy Submarine Force, where I met my wife. Together, we returned to Nebraska to establish roots and raise our children.

My lifelong passion for agriculture led my wife and me to create RE/MAX Home, Farm & Ranch. As a producer, investor, and property owner, I believed we could improve the buying and selling experience in real estate, especially for land.

Recently, I made a significant career move, giving up my own company to join American Legacy Land Co as a designated broker in multiple states. American Legacy Land Co is the premier choice for land transactions in the Midwest. We provide unparalleled service, personalized attention, and a diverse portfolio, including farms, ranches, and development lands.



Our commitment to honesty, integrity, and transparency builds lasting relationships with clients. I'm dedicated to serving landowners with their most valuable asset on earth. At American Legacy Land Co, I continue to bring my love for the land and unwavering dedication to each transaction, ensuring that your land receives the attention it deserves.

KOBY RICKERTSEN, ASSOCIATE BROKER



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